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Christopher House Rosewood Way, Farnham Common, Buckinghamshire. SL2 3QE. £323,000 Leasehold

A totally refurbished and beautifully presented two bedroom ground floor apartment located in Christopher House, which is situated in the hub of the village, providing quick and easy access to Sainsbury, Costa, Tesco and a variety of places to eat and drink. Farnham Common Infant and Junior Schools are also close by, as is the beautiful Burnham Beeches and its 500 acres of Woodland.

A real feature of this property is not only the excellent accommodation on offer, which sits at 832 square ft, but the bright, airy feel that it offers, helped by large windows and therefore letting lots of natural light flood in.

Also being on the ground floor, you have direct access to the communal grounds from your living room. There is also a 15'11 x 8'8 garage, share of Freehold, with a lease of 945 years.

The living room measures 15'11 x 12'5, the front aspect kitchen, which has modern and stylish eye and base level units and integrated appliances measures 8'10 x 8'10, while the 12'6 x 10'8 and 8'11 x 8'7 bedrooms both have fitted wardrobes. A contemporary styled bathroom, complete with panel bath, shower over and screen, completes the accommodation.

SITUATION



Located right in the heart of the village - a short walk to both Burnham Beeches and The Broadway with its many shops and amenities. Locally you can find Costa Coffee, Sainsbury, Tesco and an array of local shops and places to eat.

The property is located around 3 miles from either Burnham or Slough Stations.

THE AREA

Farnham Common is well served by road and rail links with the larger neighbouring towns of both Gerrards Cross and Beaconsfield providing direct rail access into London Marylebone in around 20 minutes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



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Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



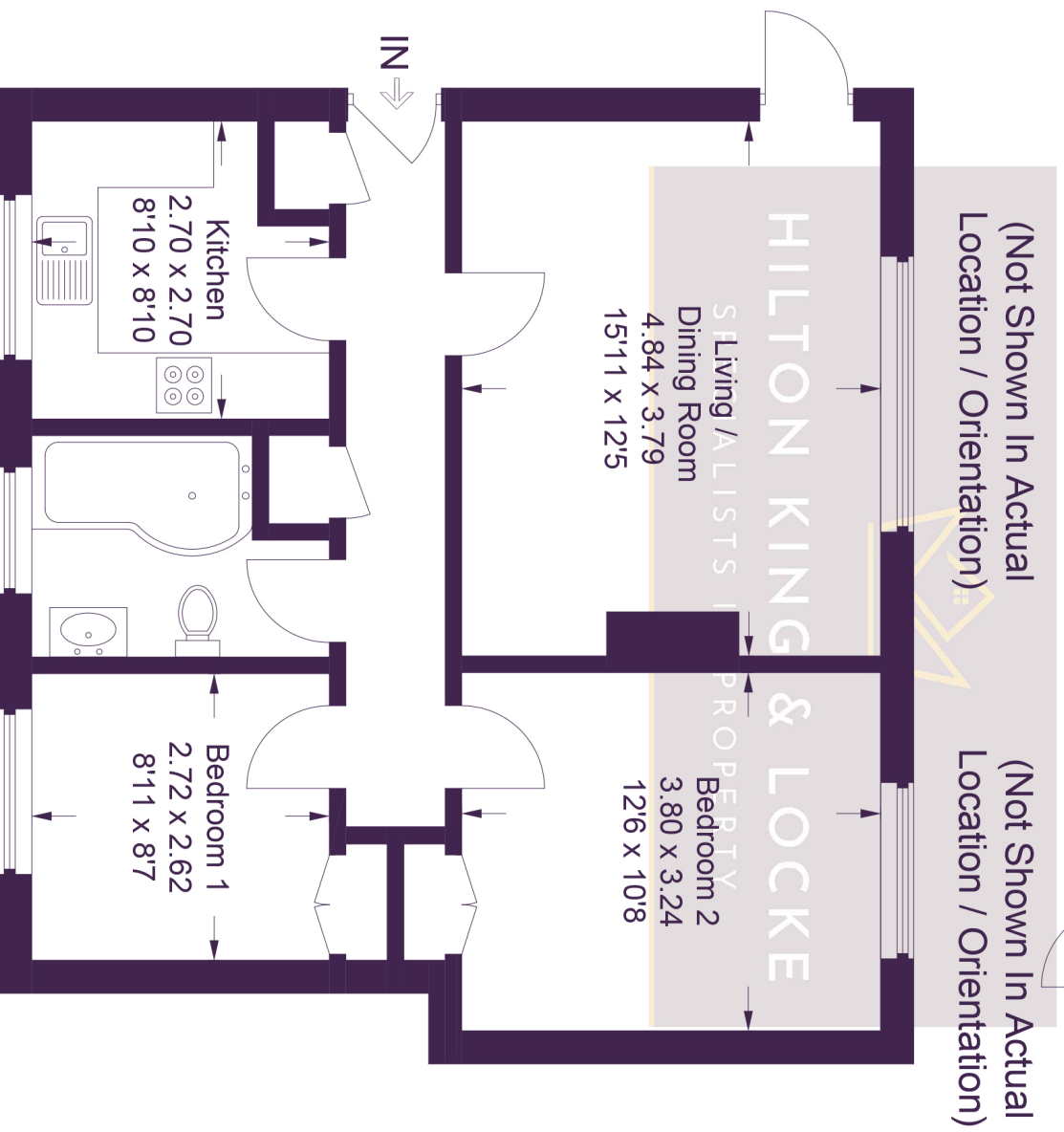
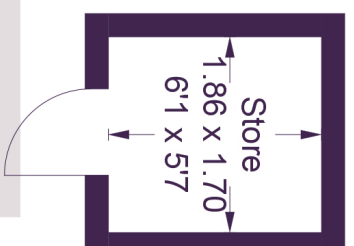
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6 Christopher House

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft

Outbuildings = 16.0 sq m / 172 sq ft

Total = 77.3 sq m / 832 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.